

008.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

915,700 / 915,700

USE VALUE:

915,700 / 915,700

ASSESSED:

915,700 / 915,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
61-63		RANDOLPH ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHEEVERS MARY	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 63 RANDOLPH ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: CHEEVERS FREDERICK W & MARY -
Owner 2: LIFE ESTATE -
Street 1: 63 RANDOLPH ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2585 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 915,700 / 915,700
 915,700 / 915,700
 915,700 / 915,700

User Acct	7502
GIS Ref	
GIS Ref	
Insp Date	10/21/17
1806!	

USER DEFINED

Prior Id # 1:	7502
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:31:29
LAST REV	
Date	Time
11/06/17	09:27:01
ekelly	
806	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 2	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1925	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdct:	Fact: .							Totals	RMs: 11	BRs: 4	Baths: 2	HB					
Const Mod:				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Location:				Exterior:		No Unit	RMS	BRs	FL				
INTERIOR INFORMATION				Total Units:				Interior:		1	5	2					
Avg Ht/FL: STD				Floor:				Additions:		1	6	2					
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:									
Sec Int Wall:		%		Name:				Baths:									
Partition: T - Typical				DEPRECIATION				Plumbing:									
Prim Floors: 3 - Hardwood				Phys Cond: AV - Average	31.	%		Electric:									
Sec Floors:		%		Functional:				Heating:									
Bsmnt Flr: 12 - Concrete				Economic:				General:									
Subfloor:				Special:													
Bsmnt Gar:				Override:													
Electric: 3 - Typical				Total: 31	%												
Insulation: 2 - Typical				CALC SUMMARY													
Int vs Ext: S				Basic \$ / SQ: 170.00													
Heat Fuel: 2 - Gas				Size Adj.: 1.10454535													
Heat Type: 5 - Steam				Const Adj.: 0.98000199													
# Heat Sys: 2				Adj \$ / SQ: 184.018													
% Heated: 100		% AC:		Other Features: 116500													
Solar HW: NO		Central Vac: NO		Grade Factor: 1.00													
% Com Wall		% Sprinkled:		NBHD Inf: 1.00000000													
MOBILE HOME				NBHD Mod:													
Make:		Model:		LUC Factor: 1.00													
SPEC FEATURES/YARD ITEMS				Adj Total: 658800													
		Depreciation: 204228		Juris. Factor:													
		Depreciated Total: 454572		Special Features: 0													
				Final Total: 454600													
				Val/Su Net: 104.65													
				Val/Su SzAd: 196.80													
PARCEL ID				008.0-0004-0005.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100		5,100
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100									
SKETCH																	
SUB AREA				SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
SFL	Second Floor	1,171	184.020	215,485	UAT	100	FLA	100	A								
BMT	Basement	1,139	55.210	62,879													
FFL	First Floor	1,139	184.020	209,596													
UAT	Upper Attic	275	128.810	35,423													
EFP	Enclos Porch	246	37.530	9,231													
OPF	Open Porch	224	23.390	5,239													
OSP	Screen Porch	150	29.650	4,447													
Net Sketched Area: 4,344				Total:	542,300												
Size Ad	2310	Gross Are	5169	FinArea	2585												
IMAGE																	
AssessPro Patriot Properties, Inc																	